

Variance questions – Applicant's responses, 405 Ridgewood Drive

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes (X) No () Why or why not?

Although the proposed shed will be closer within the front yard setback, there will still be reasonable separation between the proposed improvements and adjacent right-of-way, property lines, and public utilities. The proposed project will improve the current setback encroachment.

2. In your opinion, is the variance consistent with the comprehensive plan?

Yes (X) No () Why or why not?

This project will not change the nature/use of the R-1 parcel. There are no known plans to extend Ridgewood St. to the east down the steep bluff and into Rasmussen Woods.

3. In your opinion, does the proposal put property to use in a reasonable manner?

Yes (X) No () Why or why not?

The proposed shed does not change the residential nature/use of the parcel. The proposed shed location would not be out of place given the lack of street and surrounding natural environment.

4. In your opinion, are there circumstances unique to the property?

Yes (X) No () Why or why not?

1. Though there is a platted street right-of-way abutting the north/front side of our property, there isn't a present (or known future) traffic use for the right-of-way. The current right-of-way contains turf grass, short asphalt driveway (both maintained by us), and some wooded area which is connected to Rasmussen Woods. On its surface, the right-of-way looks and functions as our front yard. The existing house is constructed at the 30-ft building setback line, so there is no room for a structure behind the required setback line.

2. Our back yard is a heavily wooded bluff, essentially a part of Rasmussen Woods. We have no direct neighbors to the north, east, or south of our property. There is limited flat space on the south side of the house and no way to construct a shed according to bluff setback requirements and/or causing environmental impacts.

5. In your opinion, will the variance maintain the essential character of the locality?

Yes (X) No () Why or why not?

The proposed shed would be constructed in what is a unconventional right-of-way functioning as the only flat part of our yard. There is a 12-inch watermain in the right-of-way and the shed would be located a safe distance away from it to allow unimpeded maintenance by the city.

The Planning Commission/City Council must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.